

**SUBSTANTIAL LEISURE
OPPORTUNITY WITHIN
INDIA BUILDINGS,
LIVERPOOL L2 0PL
A GRADE II* LISTED BUILDING**

 **Mason
Owen**





AN ICONIC LANDMARK GRADE II* LISTED BUILDING

An exciting new restaurant and leisure destination located in an excellent position on Fenwick Street, with corner frontages onto Water Street and Brunswick Street, in the heart of Liverpool city centre

- 1 Royal Albert Dock
- 2 Museum of Liverpool
- 3 Hilton Hotel
- 4 Chavasse Park
- 5 John Lewis
- 6 Travelodge
- 7 New Proposed Hotel
- 8 James Street Station
- 9 The Port of Liverpool Building
- 10 Cunard Building
- 11 Royal Liver Buildings
- 12 Cruise Terminal
- 13 Ferry Stop
- 14 Law Courts
- 15 Town Hall
- 16 Exchange Flags
- 17 Crowne Plaza
- 18 Malmaison
- 19 St Paul's Square
- 20 Moorfields Station



India Buildings sits within the Castle Street area of Liverpool and has rapidly become one of the most desirable restaurant and leisure destinations within the City.

The area attracts a high concentration of office workers and young professionals due to the proximity to the CBD and the main retail core.

The upper floors are occupied by HMRC bringing a further 3,000 office workers into an area of the City already popular with young professionals.

Neighbouring and nearby operators include **The Alchemist, Restaurant Bar & Grill, Hawksmoor, Riva Blu, Pho, Mowgli, Rudy's, San Carlo, Gaucho** and **The Ivy**.

In addition there are a number of Hotels in the immediate vicinity including Stay City, 30 James Street Hotel, Tune Hotel & The Z Hotel.



 **2 Minutes Walk**
to many bars, restaurants & Liverpool One

 **5 Minutes Walk**
From James Street Station

 **Superb transport connections**

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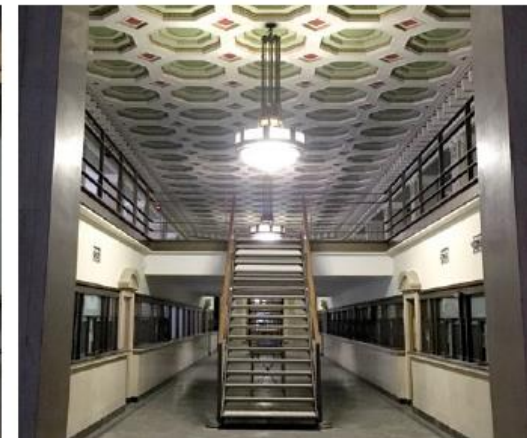
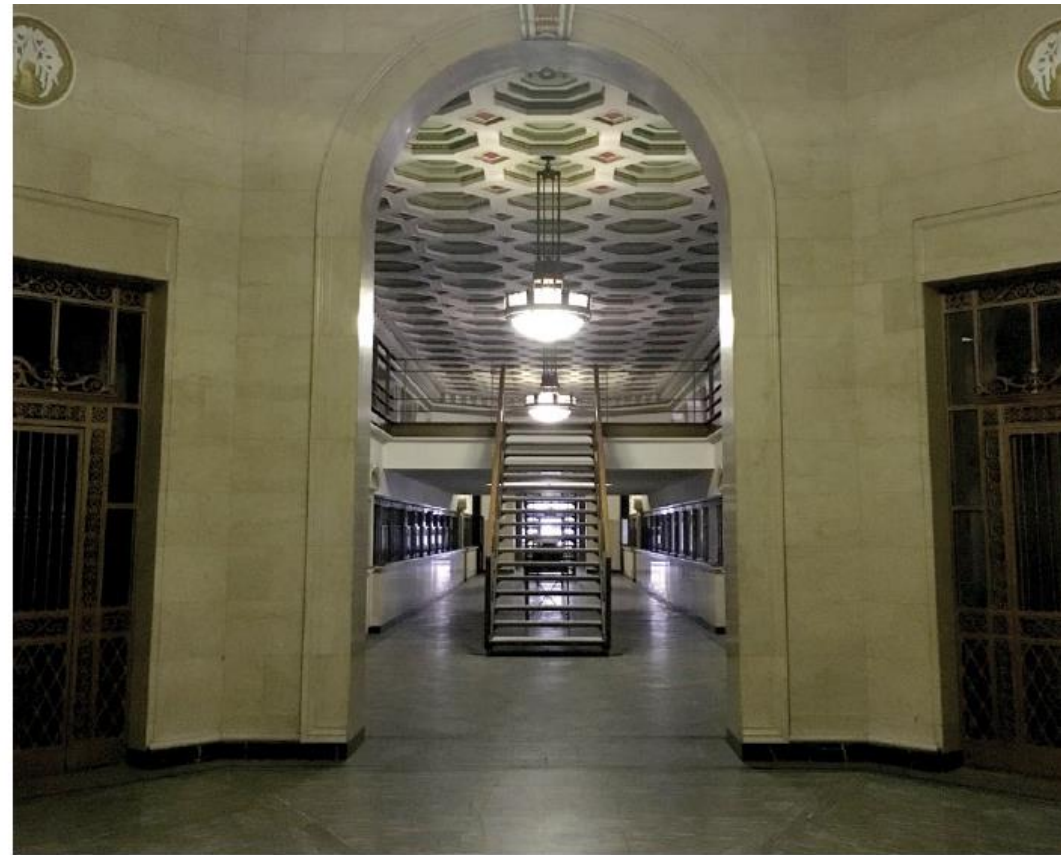
SUBSTANTIAL LEISURE OPPORTUNITY

The premises was once a former Banking Hall with many historical features still remaining. It offers an exciting new Restaurant and Leisure destination located in one of Liverpool's most iconic buildings.

All the upper floors of India Buildings are occupied in its entirety by HMRC.

Unit 2 has been let to Hawksmoor.

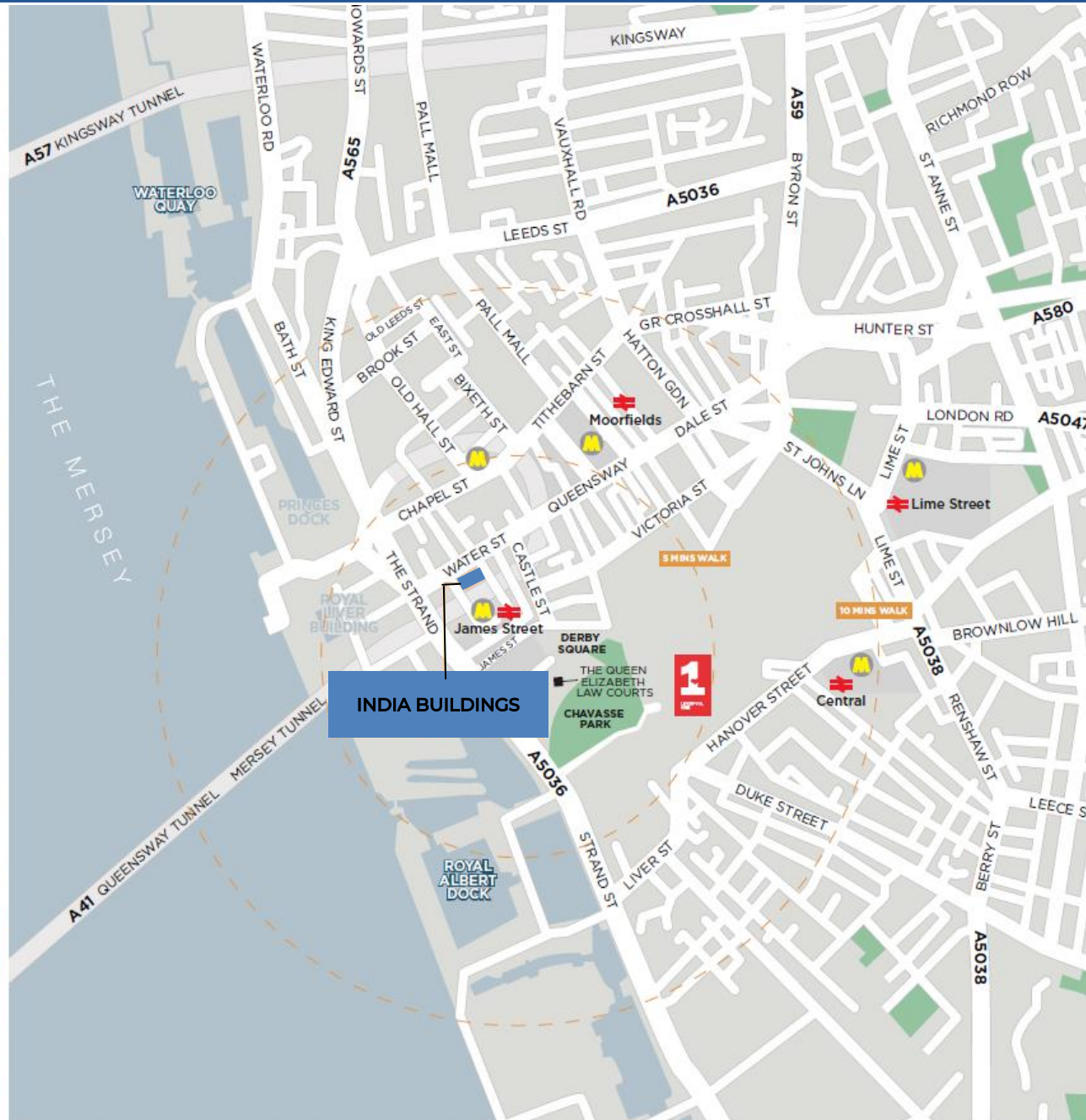




AN ICONIC LANDMARK
GRADE II* LISTED BUILDING

UNIT 2 LET TO HAWKSMOOR

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Liverpool has attracted a significant amount of investment in the years since its designation as 2008 European Capital of Culture, which in itself acted as a major catalyst for the redevelopment of the city centre. Since 2008 Liverpool has played host to a number of prestigious arts, music and sporting events.

The restaurant market in Liverpool is driven by local demand and by visiting leisure business, the leisure demand drivers in the city having boomed since 2008 with sports, music and retail drawing in significant domestic and international visitors. Liverpool One, Grosvenor's retail anchored development, has strengthened Liverpool's position as one of the North-West's most desirable retail locations, while the M&S Bank Arena hosts regular events with leading international acts. Liverpool is one of the most well-known destinations in the UK and attracts millions of tourists each year.



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AVAILABLE:

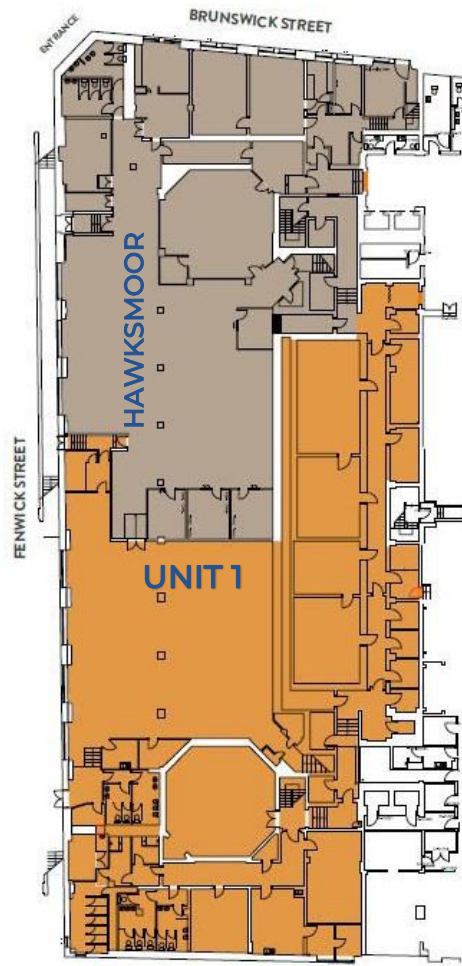
 UNIT 1 GIA

Ground	16,738 sq ft	1,555 sq m
Basement	12,378 sq ft	1,150 sq m
Mezzanine	10,500 sq ft	975 sq m
TOTAL	39,616 sq ft	3,680 sq m

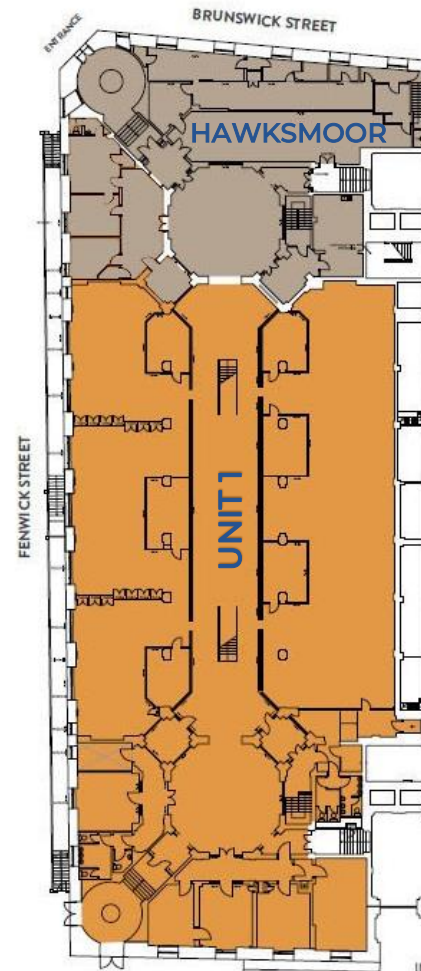
The property benefits from Class E Planning consent.

Unit 2 is let to Hawksmoor.

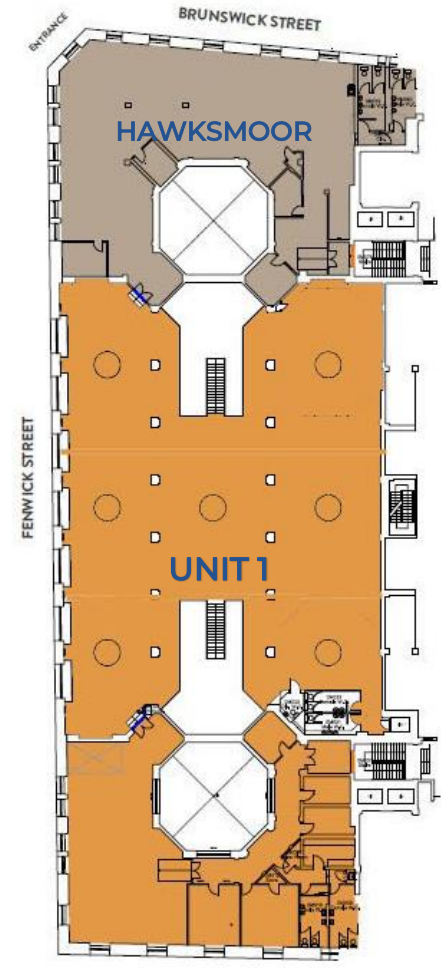
BASEMENT



GROUND FLOOR



MEZZANINE



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Tenure

The premises will be let on a new FRI basis and will be handed over in a shell condition with capped off services.

Rent

£360,000 per annum.

Rates

To be re-assessed

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures are exclusive of VAT.

EPC

The property has a rating of D (89).

A copy of the certificate is available upon request.

For further information please contact:



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**BRUCE
GILLINGHAM
POLLARD**

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Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.



Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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